

Saguaro Canyon

2023 Annual HOA Meeting

2023 Agenda

- * Call to Order
- * Appointment of Meeting Clerk
 - * Snake River HOA Management
- * Roll Call to Determine Quorum
 - * 106 homeowners required (in person or by proxy)
 - * If quorum is reached 51% of the quorum is required to vote on open Board positions
 - * If quorum is not reached the remaining Board of Directors shall fill any vacancies on the Board by appointment
- * Introduction of Board members
- * President's Report
- * Treasurer's Report
- * Committee Reports:
 - * Landscaping
 - * Architectural
 - * Social
 - * Pool
- * Nomination & Election of Open 2023 Board Positions (3 open positions)
- * Homeowner Questions
- * www.saguarocanyonsub.com
- * Annual Meeting Adjourned

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Snake River Management Intro

- * Snake River HOA Management: Local company
- * Handles all administrative functions for the HOA
- * Currently under a two year agreement starting in 2022 through HOA Annual meeting in the first quarter of 2024
- * Contact info:
 - * Phone: 208-855-0505
 - * Website:
www.snakeriverhoamgmt.homesteadcloud.com
 - * Address: 845 E. Fairview Ave. Suite 120, Meridian, ID 83642
 - * Owner: Erik Sprengel

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Board Of Directors

- * Kathy Lamson
 - * President/Landscape Committee Liaison
- * Angella Tiffany
 - * Vice President & Secretary/ACC Committee
- * Linda Copson
 - * Treasury/ACC Committee Liaison
- * Jaimee Phillips
 - * Director at Large/Social Committee Liaison & Pool Liaison

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General Information

- * Articles of Incorporation were filed in November 2004, the registered agent was Marty Goldsmith
- * Subdivision is 18 years old
- * Since 2018 the subdivision has been fully built out with a maximum of 423 lots
- * Saguaro Canyon Contracted Vendors
 - * HOA Management – Snake River HOA Management
 - * Landscape – Idaho Landscape LLC
 - * Pool Maintenance – Sister Sweepers & Treasure Valley Pool & Spa
 - * Subdivision website <https://www.saguarocanyonsub.com/>
 - * Website Maintenance – Fred Wickersham

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General Information

- * Correct some language within the Bylaws and CC&Rs to include updated Idaho Code 30-30-504 which will better facilitate the management of the HOA and the voice of the homeowners
 - * Issue was brought to Board members and homeowners approximately 5+ years ago
 - * Attorney has been consulted
 - * Special meeting was held in 2022, ratification unsuccessful

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General Information

- * Saguaro Canyon Rock Wall at Main Entrance
 - * Tealey's Land Surveying has done two surveys of the rock wall, per the Board's request.
 - * First survey was submitted to the Board on May 12, 2020, second survey was submitted on July 22, 2022
 - * IGEO, Innovative Geotechnical Engineering, was asked to provide an assessment of the existing conditions at the site, observe stability conditions of the rock wall, and their conclusions and recommendations.
 - * IGEO provided two reports: March 29, 2021 and August 2, 2021

Treasurer's Financial Report

2022 Receipts & Expenditures v Budget

	Actual	Budget	Variance	Comments
REVENUE	320,955.72	317,145.00	3,810.72	Higher finance charge revenue. No Board member discounts were taken in 2022, Board members paid full dues past two years.
OPERATING EXPENSES				
Administrative	33,290.84	52,632.00	(19,341.16)	Legal expenses well below budget.
Landscape & Common area	119,552.84	130,325.00	(10,772.16)	Snow removal below budget, as was irrigation tax. The landscaping contract fuel surcharge was not set up in the 2022 budget, even though the landscaping contract included it.
General Repair & Maintenance	12,296.66	24,670.00	(12,373.34)	General maintenance well below budget.
Pool	47,987.10	44,439.00	3,548.10	Pool chemicals exceeded budget due to inflationary related cost increases. Excess restroom cleaning due to "incidents" that were addressed by the Board in a timely manner.
Capital Expenditures	82,506.28	162,532.00	(80,025.72)	The wrought iron fence project was wrapped up and was the biggest capital spending area in 2022 at \$38,316.00. Expenditure for repair of wood fencing was \$8,450. The pool stucco repair was the other significant area at \$8,000.
NET INCOME	\$ 25,322.00	(\$97,453.00)	\$ 122,775.00	

Treasurer's Financial Report

2023 Forecasted Cash Position

Checking Account 12/31/2022	\$ 40,721.73
General Reserves (CDs and Money Market Accounts) 12/31/2022	\$ 186,023.69
Projected 2023 Gross Income/Revenue	\$ 319,070.00
PROJECTED TOTAL INCOME FOR 2023	\$ 545,815.42
Projected 2023 Operating & Reserve Study Expenses	\$ 287,031.00
BALANCE	\$ 258,784.42
HOA Reserve Funds – Reserve Adequacy \$258,784.42 / \$820,764.00	31.53%

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Landscaping Committee Report

* Members: Kathy Lamson, Nancy Burke, Ted Swartzbaugh

Review of 2022 – go to the HOA website for a detailed report

- * Bark mulch 3” deep was blown in, behind, around and in front of pool area
- * Planted or replaced three trees
- * Removed overgrown/dead shrubs, grasses and trees (some were not replaced due to overcrowding with other plants)
- * Cleaned up the median on Red Horse off of the front entrance
- * Cleaned out the three large cement planters in front of pool and behind on walking path in preparation for 2023
- * Yearly maintenance and upkeep

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Landscaping Committee Report

- * **New members are needed.**
- * The subdivision is for the enjoyment and benefit of all homeowners.
- * Landscape maintenance and upkeep is done once a week by Idaho Landscape. In addition, homeowners can be aware of and help with the maintenance of the subdivision, i.e., dispose of and clean up debris in the common areas, and report vandalism. We live in a wonderful subdivision and with all of our efforts it can remain that way.
- * Please notify Snake River HOA Management if you see something that is a concern or a safety issue in the common areas.
- * Safety and compliance: Speed limit is 25 mph throughout the subdivision, i.e., N Red Horse Way is a major thoroughfare for both vehicles and CHILDREN, please clean up after pets in ALL common and private areas, and finally, climbing on large landscape rocks throughout the subdivision is prohibited.

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Architectural Control Committee Report

- * Members: Linda Copson, Angella Tiffany, Debbie Tuckness, Brandon Elandson, Nathan Miller and Ted Swartzbaugh
- * It isn't too early to start thinking about painting houses, staining fences and sprucing up your landscaping.
- * Appropriate stain color for fences can be found on Saguaro Canyon Website
- * Remember that ACC applications are required for exterior house painting (unless repainting the exact same color), sheds, other accessory structures, and yard landscaping modifications along with modifications to existing structures.
- * If in doubt, please call or send an email to Snake River.

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Architectural Control Committee Report

No construction, alteration, modification, removal or destruction of any improvements of any nature, whether real or personal in nature, shall be initiated or be permitted to continue or exist within the property without the prior express written approval of the Architectural Committee (ACC).



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Architectural Control Committee Report

1. Request an application from Snake River HOA or you can download/print a copy from the Saguaro Canyon website.
2. Complete the application in its entirety and return it to Snake River
3. Snake River HOA will forward the application to the Architectural Committee for review
4. An ACC member review the application and will either approve or ask Snake River to get clarification or get more information.
5. The ACC will notify Snake River HOA whether the application is approved or disapproved.
6. Snake River HOA will send you a letter of approval to begin your project, or disapproval with explanation
7. Upon completion of the project you must inform Snake River HOA, who will advise the ACC to perform a final inspection
8. The ACC will notify Snake River HOA of the final approval
9. Snake River HOA will send you a final approval letter.

Snake River Management
845 E. Fairview Rd Ste. 120 -Meridian, Id. 83642
Phone: 208-855-0505 Fax: 208-855-0526
Email to: nboucher@snakeriverhoa.com

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Architectural Control Committee Report

* Spring/Summer 2023 Housekeeping Items:

- * Fence Staining
 - * Behr Premium Cedar Natural Tone 501
Transparent Waterproofing Wood Finish
- * Fence & Gate Replacements
- * House Painting
 - * Body, Trim, and Garage doors
- * Landscaping



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Social Committee Report

- * Members: Jaimee Phillips,
- * Objective: Host community activities that foster a fun and healthy neighborhood
- * Review of social activities for 2022
- * 2022 activities:

Volunteers always welcome

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Pool Committee Report

- * Members: Jaimee Phillips
- * 2022 Season
 - * Issues
- * 2023 Season
 - * Pool Opening Day –Lap swimming will continue during the 2023 season.
 - * Lap swimming only hours will be fromdaily.
 - * Homeowners that have lost their pool card need to contact Snake River Management to receive a replacement.

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REMINDER: USE THE HOA WEBSITE TO STAY
CURRENT ON ANY INFORMATION REGARDING
SAGUARO SUBDIVISION

<https://www.saguarocanyonsub.com/>

THANK YOU